



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-108-001

Name of Property Owner: EP Developer LP

Name of Applicant: Carroll's Tropical Motors Inc

Name of Representative: Peter P. Carroll

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Jeff Sosa

Subscribed and sworn before me: _____

This 17 day of Nov, 20 06

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-708-002

Name of Property Owner: EP Section LP

Name of Applicant: James Abell - Peter CAROLLO

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes ☒ No ☐

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

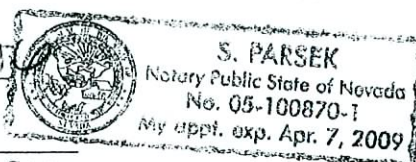
Signature of Property Owner: 

Print Name: _____

Subscribed and sworn before me

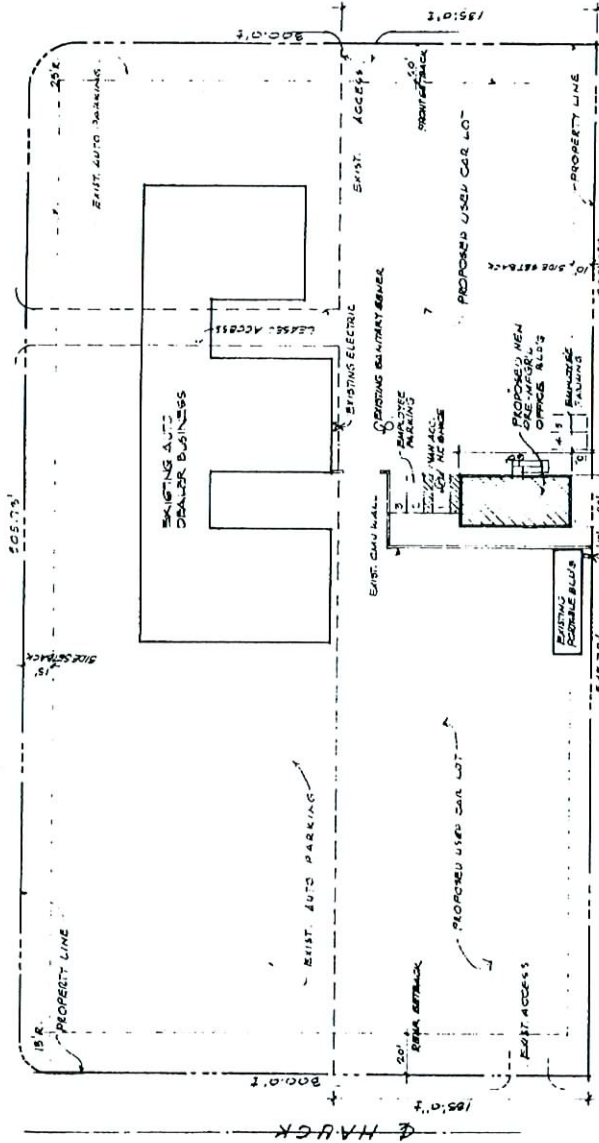
This 7 day of Nov, 20

Stallio
Notary Public in and for said County and State



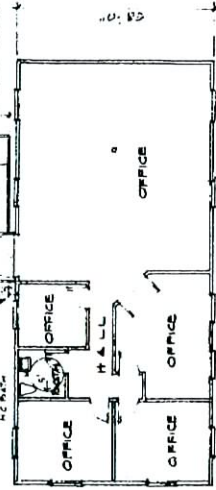
(U-HAUL RENTAL)

E BL PARQUE

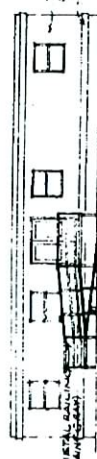


SITE PLAN

PARKING REQUIRED: 25000.000 15000.000 5.56 (4) SPACES
PROVIDED 15 SPACES



FRONT ELEVATION (EAST)



PLAN - PRE-PROPOSED OFFICE BUILDING



REAR ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



LEFT ELEVATION (NORTH)

RECEIVED
NOV 20 2006

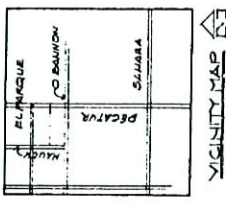
SDR-18034 SUP-18037
REVISED 12/21/06 PC



10 FLOOR PLAN
BUILDING ELEVATIONS

CAROLLO USED CARS
DECATUR & CLARK CO., NY
LAS VEGAS, NV 89102

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 PH. 277-4493



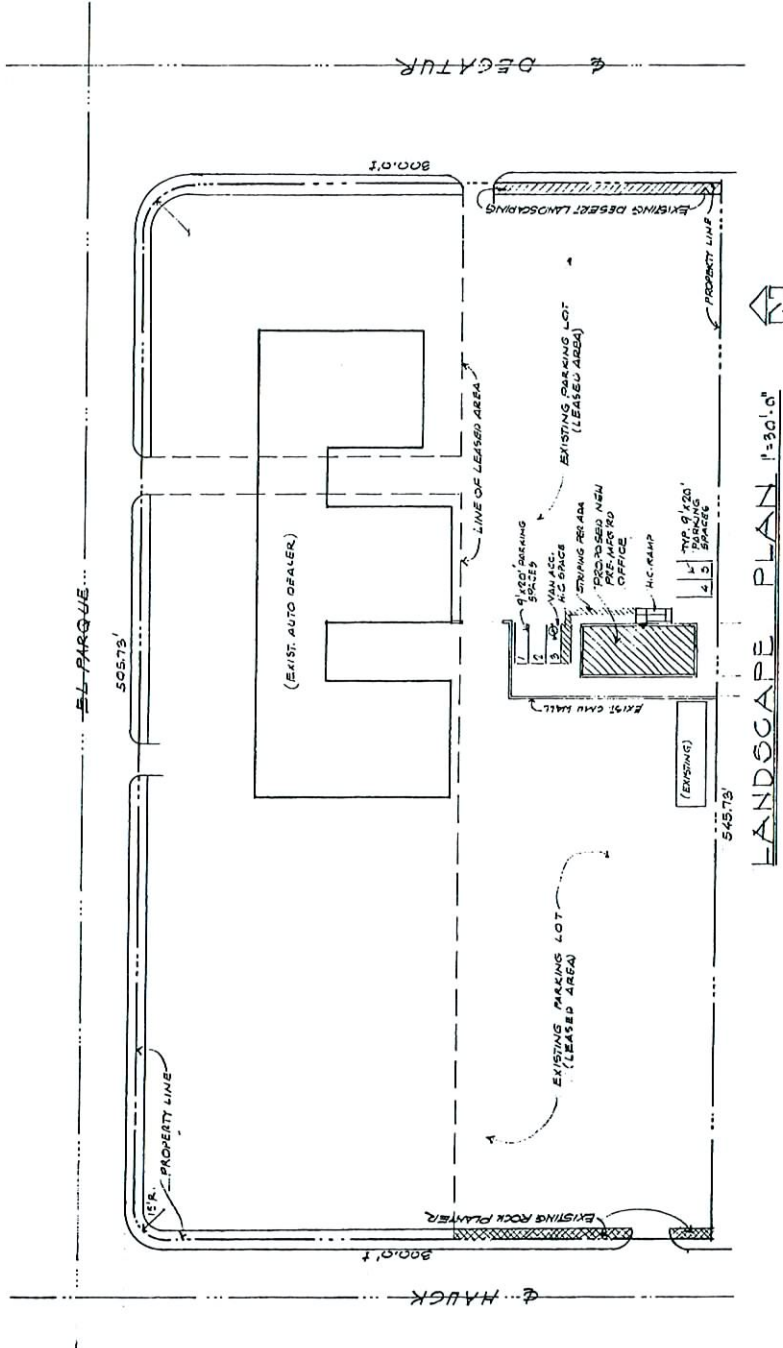
(COMMERCIAL BUILDINGS)

REVISED

SDR-18034
12/21/06 PC

LANDSCAPE PLAN

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-6493



SDR 18034				
Carollo's Tropicana Motors, Inc.				
WS Decatur, S of El Parque				
Proposed 1.68 thousand square foot used car sales.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	1.68	33.34	56
AM Peak Hour			2.05	3
PM Peak Hour			2.64	4
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available for El Parque				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
<i>(heaviest 60 minutes)</i>				
O'Bannon Drive				
Average Daily Traffic (ADT)	3,798			
PM Peak Hour	304			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
O'Bannon Drive	16200			
This project will add approximately 56 trips per day on Decatur, El Parque and O'Bannon. This will increase expected volumes by less than one percent on Decatur and about one percent on O'Bannon. Decatur is at about 93 percent of capacity and O'Bannon is at about 23 percent of capacity. Counts are not available for El Parque, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP

2025 SOUTH DECATUR BOULEVARD

DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06